



20/8 Citypark Way
FETTES | EDINBURGH | EH5 2DF


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solicitors & estate agents



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Beautifully presented two bedroom second floor apartment in a sought after modern development only a very short distance from Stockbridge and with great transport links into the City Centre. This lovely property sits in a prime elevated position and attracts an abundance of natural light.

Entered via a secure common entry system to the property, the entrance hallway houses the secure entry system and offers two good sized storage cupboards and gives access to all rooms. The bright and spacious living room has ample space with a Juliet balcony to see the sun set and allows for plenty of free floor space allowing for both relaxation and dining. The modern fitted kitchen has a good range of floor and wall units and built in wardrobes feature within the bedrooms and the master bedroom also benefits from en-suite shower room and Juliet balcony. The modern family bathroom completes the accommodation with shower over the bath.

The property also benefits from gas central heating, double glazing, shared communal gardens and residents parking.

- Beautifully presented two bedroom property
- Large living room with Juliet balcony
- Stylish fitted kitchen
- Two bedrooms with fitted wardrobes
- Bathroom with shower over the bath
- Hall with storage cupboards
- Gas central heating and Double glazing
- Security entry phone system
- Landscaped communal areas and residents parking .

Council Tax E. Energy Rating B.

Factor fee payable to Curb Factoring. Approx £75 per month.

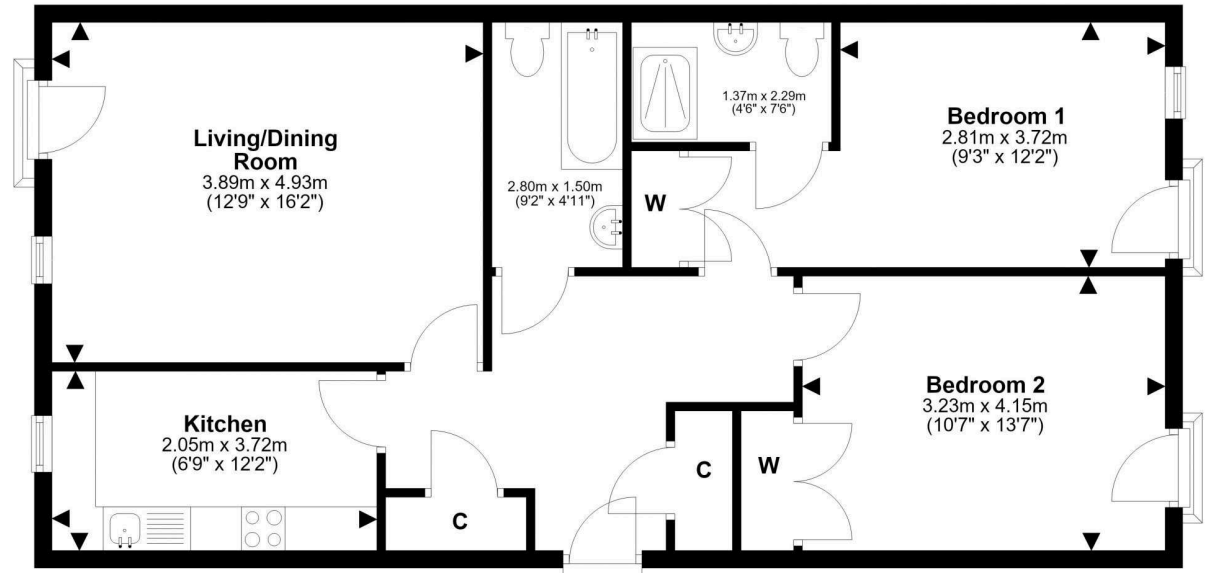
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds, washing machine and fridge-freezer will be included in the sale.

The highly regarded Fettes area is situated two miles from the City Centre. Some of Edinburgh's most attractive parklands are in the vicinity, including the Royal Botanic Gardens and Inverleith Park. The local Ainslie Park recreational centre offers an extensive range of sporting facilities. Nearby Stockbridge and Comely Bank offer a number of bespoke shops and eateries and Craigleith Retail Park is also near at hand. Excellent schooling, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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